

LHMP Annex

Town of San Anselmo

Introduction

The Town of San Anselmo is a small town located in the center of Marin County. The Town has a population of 12,400 people, based on the 2000 census¹. The Town's 2004 – 2005 budget is \$12,121,014. The Town employs 56 people. While the Town provides local police services, the Town's fire services are supplied by a separate fire district.

The Planning Process

This process of preparing this plan was familiar to the Town of San Anselmo. The Town two elements to its General Plan last updated in 1989 that include a discussion of fire, flooding, and other hazards, the Conservation Element and the Land Use Element. In addition, the Town routinely enforces the requirements of the California Environmental Quality Act (CEQA) requirements (which, since 1988, have required mitigation for identified natural hazards). The Town's effort has focused on building on these pre-existing programs and identifying gaps that may lead to disaster vulnerabilities in order to work on ways to address these risks through mitigation.

Many of the activities conducted by the Town were fed into the planning process for the multi-jurisdictional plan. The Town participated in various ABAG workshops and meetings, including the general "kick-off" meeting and other policy meetings and discussions. In addition, the Town has provided written and oral comments on the multi-jurisdictional plan. Finally, the Town provided information on facilities that are viewed as "critical" to ABAG.

Senior Town staff met in 4 separate small group meetings to identify and prioritize mitigation strategies appropriate for the Town. Staff involved in this meetings included the Town Administrator, Planning Director, Building Official, Public Works Director, Street Maintenance Supervisor, Ross Valley Fire Chief, and Police Chief and Police Commanders. At the first meeting, the general priorities and appropriate Town departments were identified. The second and subsequent meetings identified preliminary budgets and potential funding sources for strategies designed as "High" priority. The Town provided the opportunity for the public to comment on the DRAFT mitigation strategies selected by Town staff at the Town Council meeting on March 22, 2005. The resolution adopting the plan and strategies was on the Town Council agenda for May 24, 2005 and was adopted at that time. The mitigation strategies will become an implementation appendix to this Safety Element.

¹ For complete Census information on this Town, see <http://www.bavareacensus.ca.gov/>.

Hazard and Risk Assessment

The ABAG multi-jurisdictional Local Hazard Mitigation Plan, to which this is an Annex, lists nine hazards that impact the Bay Area, five related to earthquakes (faulting, shaking, earthquake-induced landslides, liquefaction, and tsunamis) and four related to weather (flooding, landslides, wildfires, and drought). Except for tsunamis, these hazards also impact this community. Tsunamis do not impact the Town of San Anselmo because of its inland location.

While the Town has undertaken a number of general hazard mapping activities since the General Plan was prepared by the Town, all of these maps are less detailed and are not as current as those shown on the ABAG website at <http://quake.abag.ca.gov/mitigation/>.

The Town has had a number of landslides in the hills on the east side of the Town, including one that destroyed an apartment complex in 1967; two houses were destroyed and one severely damaged by a landslide in the winter of 1997-1998

The Town experiences localized flooding on a yearly basis with some minor damage to residences and businesses in most years. The January, 1982 Winter Storm flooding of the Corte Madera Creek (FEMA 651-DR-CA) caused extensive damage to the downtown commercial district and surrounding residential areas. Ongoing mitigation measures since 1982 have prevented a recurrence of the disastrous flooding by a sometimes narrow margin.

There are no known active earthquake faults within the Town of San Anselmo.

Information on disasters declared in Marin County is at <http://quake.abag.ca.gov/mitigation/disaster-history.html>.

The Town examined the hazard exposure of Town urban land based on the information on ABAG's website at <http://quake.abag.ca.gov/mitigation/pickdbh2.html>. Of the 1,550 urban acres in the Town,

- ◆ 83 acres are in the 100-year flood plain, while an additional 112 acres are in other flood-prone areas;
- ◆ 19 acres are subject to dam inundation;
- ◆ 214 acres are in areas of existing landslides;
- ◆ The California Geological Survey has not completed mapping of earthquake-induced landslide hazards in the Town. However, this hazard is viewed as similar to that posed by weather-related landslide hazards.
- ◆ 475 acres are in areas of moderate or high liquefaction susceptibility;
- ◆ 1,300 acres are in the moderate shaking potential category, 230 acres are in the high shaking potential category;
- ◆ 24 acres are subject to high, very high, or extreme wildfire threat (because of the urban nature of the Town); 1400 acres (over 90% of the Town) are in wildland-urban interface threat areas.

The Town also examined the hazard exposure of infrastructure based on the information on ABAG's website at <http://quake.abag.ca.gov/mitigation/pickdbh2.html>. Of the 57 miles of roadway in the Town,

- ◆ 4 miles of roadway are in the 100-year flood plain, while an additional 5 miles are in other flood-prone areas;
- ◆ one mile of roadway is in an area subject to dam inundation;
- ◆ 10 miles of roads are in areas of existing landslides;
- ◆ The California Geological Survey has not completed mapping of earthquake-induced landslide hazards in the Town. However, this hazard is viewed as similar to that posed by weather-related landslide hazards.
- ◆ 20 miles of roadway are in areas of moderate or high liquefaction susceptibility;
- ◆ 48 miles of roadway are in moderate or high categories of shaking potential;
- ◆ 2 miles of roadway are subject to high or very high wildfire threat, and 52 miles of roads are in wildland-urban interface threat areas.

Finally, the Town examined the hazard exposure of critical health care facilities, schools, and Town-owned buildings based on the information on ABAG's website at <http://quake.abag.ca.gov/mitigation/pickcrit.html>. Of the critical facilities in the Town,

- ◆ 1 elementary school, 3 Town owned critical facilities and one Town owned bridge are in the 100-year flood plain; additionally, 2 elementary schools, one high school, 1 college, 4 Town owned critical facilities and 8 Town owned bridges are in other flood-prone areas;
- ◆ No critical health care facilities, schools, or Town owned facilities are in an area subject to dam inundation;
- ◆ No critical health care facilities or schools are in areas of existing landslides, one Town-owned facility is in an area of existing landslides;
- ◆ The California Geological Survey has not completed mapping of earthquake-induced landslide hazards in the Town. However, this hazard is viewed as similar to that posed by weather-related landslide hazards.
- ◆ 3 schools, 4 Town owned facilities and 8 Town owned bridges are in areas of moderate, high, or very high liquefaction susceptibility;
- ◆ 5 schools, 7 Town owned critical facilities including Town Hall and the Police Station, and all 9 Town owned bridges are in areas of moderate or high categories of shaking potential;
- ◆ 1 Town owned critical facility is located in an area of high wildfire threat; 1 school, 6 Town owned critical facilities and 8 Town owned bridges are in wildland-urban interface threat areas.

Due to the areas of the Town located in flood-prone areas, there are 3 "repetitive loss properties," as defined by FEMA, in the Town based on the information at <http://quake.abag.ca.gov/mitigation/pickflood.html>.

There are currently no licensed hospitals, long-term care facilities, clinics, home health agencies, or hospices in the Town of San Anselmo. There was a home health agency in the town from 1991 to 2003, but it is now closed.

Drought, though a potential problem in the Town of San Anselmo, is not fully assessed. The Town will be working with ABAG and the various water supply agencies on this issue.

The Town plans to work with ABAG during 2005 to improve the risk assessment information being compiled by ABAG by providing information on unreinforced masonry buildings and soft-story apartments located in the Town.

The individual impacts of these potential hazards are not fully assessed. The Town of San Anselmo plans to work with ABAG in developing this information as spelled out in ABAG's Annex which states that this will be completed in early 2006.

Finally, while the impacts of these potential hazards are not fully assessed, the Town has reviewed the hazards identified above and ranked them based on past disasters and expected future impacts. The conclusion is that flooding, earthquake (particularly shaking) and wildfire are a higher risk and have greater potential for damage than tsunamis, landslides and drought.

Mitigation Activities and Priorities

As a participant in the ABAG multi-jurisdictional planning process, Town of San Anselmo staff helped in the development and review of the comprehensive list of mitigation strategies in the overall multi-jurisdictional plan. The list was discussed in a series of meetings of the Town Administrator, Police Chief and Police Commanders, Building Official, Public Works Director, Street Maintenance Supervisor, and Planning Director between October 16, 2004 and November 17, 2004. After additional study, the Town Administrator, a Police Commander, the Public Works Director and the Town Building Official held another series of meetings between February 28, 2005 and March 3, 2005. At these meetings, all of the mitigation strategies were reviewed. The tentative decision on priority was made based on a variety of criteria which included whether a strategy was already in place as an existing Town program, and if not, if the strategy was technically and administratively feasible, politically acceptable, socially appropriate, legal, environmentally sound, economically justified, and not harmful to the Town's heritage and character.

Over time, we are committed to developing better hazard and risk information to use in making mitigations strategy decisions based on those trade-offs. We are not trying to create a disaster-proof Town, but a disaster-resistant one.

These draft priorities were submitted to the Town Administrator for review. The draft priorities were then provided to the Town Council on March 22, 2005. The public was provided with an opportunity to comment on the DRAFT priorities. The final strategies (as shown in the attached Table) will become an Implementation Appendix to the Town's Conservation Element.

In addition, the Town examined the hazard exposure information to Town-owned critical facilities supplied by ABAG. The Town has determined that the combination of construction type, age, shaking exposure and flood exposure to the Town's police department, two fire

stations, recreation center and corporation yard office are significant. Therefore, the Town plans to apply for Pre-Disaster Mitigation grants to retrofit these critical facilities.

In the Town of San Anselmo, many of the strategies are existing programs already a part of the planning process through Plan and Project Review, building and fire code enforcement, and development of the Town's General Plan. New activities identified, as part of this Annex will be incorporated into these existing mechanisms. Examples include the retrofit or replacement of Town owned critical facilities identified in this plan. Other activities, as described above, will require funds that have not been identified. The City will be working to identify potential funding sources, including capital improvement budgets, bond issues, and federal or state grants

Plan Maintenance and Updating Process

The Town of San Anselmo is committed to reviewing and updating this plan annex at least once every five years, as required by the Disaster Mitigation Act of 2000. The Town Planning Director will contact ABAG four years after this plan is approved to ensure that ABAG plans to undertake the plan update process. If so, the Town again plans to participate in the multi-jurisdictional plan. If ABAG is unwilling or unable to act as the lead agency in the multi-jurisdictional effort, other agencies will be contacted, including Marin County Office of Emergency Services. Counties should then work together to identify another regional forum for developing a multi-jurisdictional plan.

The Town Planning Director will *monitor* this mitigation plan on an on-going basis. In addition, major disasters affecting our community, legal changes, notices from ABAG as the lead agency in this process, and other events will also trigger review of specific parts of the plan. Finally, the Annex will be a discussion item on the agenda of the meeting of Town department heads at least once a year in April. At that meeting, the department heads will focus on *evaluating* the Annex in light of technological and political changes during the past year or other significant events. This group will be responsible for determining if the plan should be updated.

The public will continue to be involved whenever the plan is updated and, as appropriate, during the monitoring and evaluation process. The public will be given notice of, and invited to attend and participate in, those meetings specifically designed to update the Town's plan. All public comments will be reviewed. Publicly initiated changes will be integrated into the plan updates whenever reasonable.